174.0	0011	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	758,000 / 758,000
					USE VALUE:	758,000 / 758,000
					ASSESSED:	758,000 / 758,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		KILSYTHE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENNEDY KIM M
Owner 2:	
Owner 3:	
Street 1:	25 KILSYTHE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KENNEDY KIM M--ETAL -
Owner 2:	WEISS GABRIEL -
Street 1:	25 KILSYTHE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,008 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 1845 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4008.000	373,000	6,800	378,200	758,000
Total Card	0.092	373,000	6,800	378,200	758,000
Total Parcel	0.092	373,000	6,800	378,200	758,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.84 | /Parcel: 410.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	116902
GIS Ref	
GIS Ref	
Insp Date	06/22/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0011-0002.0

!13612!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	373,100	6800	4,008.	378,200	758,100	758,100	Year End Roll	12/18/2019
2019	101	FV	278,700	6900	4,008.	372,800	658,400	658,400	Year End Roll	1/3/2019
2018	101	FV	278,700	6900	4,008.	286,300	571,900	571,900	Year End Roll	12/20/2017
2017	101	FV	278,700	6900	4,008.	270,100	555,700	555,700	Year End Roll	1/3/2017
2016	101	FV	278,700	6900	4,008.	248,500	534,100	534,100	Year End	1/4/2016
2015	101	FV	263,200	7000	4,008.	232,300	502,500	502,500	Year End Roll	12/11/2014
2014	101	FV	263,200	7000	4,008.	213,900	484,100	484,100	Year End Roll	12/16/2013
2013	101	FV	263,200	7000	4,008.	213,900	484,100	484,100		12/13/2012

PRINT

Date	Time
12/11/20	03:32:31

LAST REV

Date	Time
03/27/19	10:00:02
danam	
13612	

USER DEFINED

Prior Id # 1:	116902
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEDY KIM M--	70454-562		12/29/2017	Convenience	1	No	No		
	20750-355		9/1/1990		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2018	1734	Re-Roof	6,640	C				
8/21/1992	391		4,000					NEW WDK ON GAR ROO

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2018	MEAS&NOTICE	BS	Barbara S
11/13/2008	Measured	345	PATRIOT
2/12/2000	Inspected	197	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
7/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4008		Sq. Ft.	Site		0	70.	1.35	6									378,167						378,200	

Total AC/HA:	0.09201	Total SF/SM:	4008	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	378,167	Spl Credit		Total:	378,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21910572
Const Adj.:	0.98000199
Adj $ / SQ:	155.314
Other Features:	79148
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418139
Depreciation:	45159
Depreciated Total:	372980

COMMENTS

WOOD DECK ABOVE GAR. IRREGULAR SHAPED PATIO..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

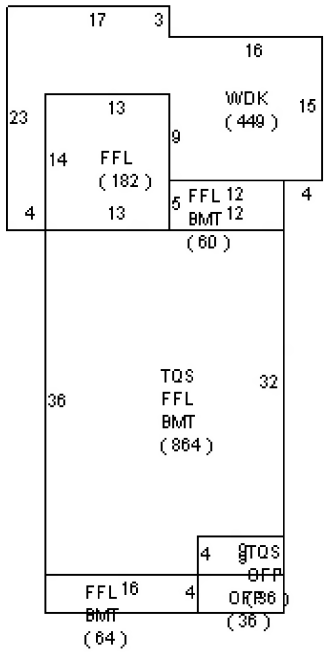
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.31
Special Features:	0	Val/Su Net:	111.21
Final Total:	373000	Val/Su SzAd	202.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,170	155.310	181,718
BMT	Basement	988	46.590	46,035
TQS	3/4 Story	675	155.310	104,837
WDK	Deck	449	8.060	3,620
OFP	Open Porch	72	38.630	2,781
	Net Sketched Area:	3,354	Total:	338,991
Size Ad	1845	Gross Are	3579	FinArea 1845

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0011-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X19	A	AV	1940	25.96	T	40	101			3,600			3,600
22	Wood Deck	D	Y	1	12X19	G	AV	2005	12.98	T	11.2	101			2,600			2,600
19	Patio	D	Y	1	10X20	A	AV	1980	4.13	T	31.2	101			600			600

More:	N	Total Yard Items:	6,800	Total Special Featues:		Total:	6,800

IMAGE

AssessPro Patriot Properties, Inc